

Media Contact:  
Kennedy Associates  
Robert Coulman, Vice President  
301-656-9119  
robertc@kennedyusa.com

MEPT:  
Pamela Silberman  
202-737-8824  
psilberman@lbutler.com

### Shaw Park Plaza Achieves Sustainable Landmark with LEED Certified Certification

St. Louis, August 12, 2010 – Kennedy Associates ([www.kennedyusa.com](http://www.kennedyusa.com)) announced today that it has received Leadership in Energy and Environmental Design (“LEED”) for Existing Building Operations and Maintenance (“EB: O&M”) Certified certification for Shaw Park Plaza owned by Multi-Employer Property Trust (“MEPT”) ([www.mept.com](http://www.mept.com)) as a part of the U.S. Green Building Council’s (“USGBC”) Volume Pilot program. LEED EB: O&M certification is awarded to existing buildings for maximizing operational efficiency and minimizing environmental impacts.

“Shaw Park Plaza has demonstrated tremendous environmental stewardship through its LEED EB: O&M certification,” said Rick Fedrizzi, president, CEO and founding chair, U.S. Green Building Council. “Furthering the accomplishment, Shaw Park Plaza is a leading example of the importance of greening the existing building stock, which is among the most environmentally responsible actions we can take.”

Shaw Park Plaza is the only office building to receive LEED EB: O&M certification in Clayton’s prestigious business district and is one of only three buildings in the St. Louis area. Shaw Park Plaza was a participant in only the second LEED EB: O&M volume certification nationally. LEED EB: O&M certification recognizes that Shaw Park Plaza has achieved key sustainability actions and related LEED requirements in areas of site, energy, water, waste, materials and resources and indoor environmental quality.

“Shaw Park Plaza’s LEED certification is a significant achievement and a reflection of the commitment of the building’s ownership and property management team to sustainable property operations and maintenance; a best practice in today’s market,” stated Mike McKee, CEO of Kennedy Associates. “We have achieved Certified certification for Shaw Park Plaza cost-effectively, providing its tenants a more sustainable, operationally efficient and healthy place to do business.”

Kennedy Associates in partnership with CB Richard Ellis implemented multiple sustainable actions on behalf of MEPT to achieve Certified certification including:

- Achieving an ENERGY STAR rating of 76, making them eligible for the ENERGY STAR Label for 2008 and 2009, and demonstrating 75% greater energy efficiency than the national average.
- Implementing sustainability policies and plans covering green cleaning, purchasing, waste management, water efficiency, site management, lighting, and pest management among others.
- Developing proprietary technical assistance tools and education/training modules.

A longstanding national leader in Responsible Property Investing (“RPI”), Kennedy Associates pursued LEED EB: O&M volume certification for Shaw Park Plaza as a part of its market-leading pre-certified LEED EB: O&M program. RPI allows Kennedy to consider environmental and social ramifications, as well as fiduciary responsibilities, in managing real estate investments. Achieving LEED certification is a clear symbol of Kennedy’s continued commitment on behalf of MEPT to actively address the built environment’s impact on climate change at Shaw Park Plaza and other eligible assets across its national portfolio.

“This is a great achievement for Shaw Park Plaza and cements the building as one of the prime office locations in St. Louis,” said Julie Hubbard, Senior Real Estate Manager at CB Richard Ellis and the property manager at Shaw Park Plaza. “Our tenants helped make this possible and will certainly benefit from the building’s green status.”

#### **About Kennedy Associates:**

Kennedy Associates is a full-service investment advisor with deep and broad real estate investment expertise serving public, corporate and Taft-Hartley retirement systems, and major university endowments. A 2009 and 2010 ENERGY STAR Partner of the Year, a 2008 Urban Land Institute and Financial Times Sustainable Cities Award winner, Kennedy has approximately \$6.5 billion in real estate assets under management, and is a leader in Responsible Property Investing, which considers environmental and social ramifications, as well as fiduciary responsibilities in managing real estate investments. Kennedy has more than \$2.0 billion in buildings certified by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (“LEED”) program. [www.kennedyusa.com](http://www.kennedyusa.com)

#### **About MEPT:**

Multi-Employer Property Trust (MEPT) is a \$3.8 billion, open-end commingled real estate equity fund that invests in a diversified portfolio of institutional-quality real estate assets in the United States. Founded in 1982, MEPT is owned by 330 Taft-Hartley, public employee and corporate pension plans. MEPT is recognized as a pioneer in Responsible Property Investing (RPI) and is one of the largest US real estate funds that is signatory to the UN Principals for Responsible Investment (UN PRI). In implementing RPI, MEPT has identified environmental, social and governance principles that further performance goals while also achieving important secondary benefits for the Fund. [www.mept.com](http://www.mept.com)

**About CB Richard Ellis:**

CB Richard Ellis Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2009 revenue). The Company has approximately 29,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. CB Richard Ellis has been named a Business Week 50 "best in class" company for three years in a row. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

LEED® is a registered trademark of the U.S. Green Building Council.